



CLARK COUNTY WASHINGTON

DEVELOPMENT PROJECTS WEEKLY REPORT

November 17, 2004

This weekly report provides a listing of new development projects proposed in Clark County. These projects are under review by the Community Development Department. To research or track a specific project, it will be important to have the project name and case number, which are determined when an official application is submitted. Project names and numbers are listed when a project first appears in the weekly report as a Type II or Type III proposal, as shown below.

The applications and proposed plans, staff reports, and final decisions for projects listed below are available for public review at our offices. These may also be viewed at our Web site at www.clark.wa.gov/commdev/development/index.html then click on Proposed Developments or Meetings and Hearings.

If you have questions about a particular type of permit and the review process, you may go to our Web page for an information handout for each type of permit. To view handouts at our Web site, go to www.clark.wa.gov/commdev/development/typespermits.html. You may also request a copy of these materials at our offices.

■ **NEW PROJECT PROPOSALS** (*Pre-application conferences*)

The department requires a pre-application conference before it will accept a formal application for projects that require public notice and may require public hearings. This provides an opportunity for the property owner and/or developer to explore the situation with county staff. Members of the public may attend and listen to the discussion. The schedule does not allow for public comment at that stage, however.

Project name:	TOWER PARK SUBDIVISION
Case number:	PAC2004-00261
Description:	DIVIDE .73 ACRES INTO 7 SINGLE FAMILY LOTS
Location:	5612 NE 59 TH AVENUE
Applicant contact:	JOEL STIRLING STERLING DESIGN, INC.
Neighborhood association:	AREA NOT REPRESENTED
Pre-application conference:	DATE: 12/2/04 TIME: 9:00AM ROOM 313
Project name:	CEDARS PHASE 2 REPLAT
Case number:	PAC2004-00252
Description:	SUBDIVISION OF LOTS 1 AND 8 OF CEDARS PHASE II INTO 12 LOTS
Location:	NE 149 TH AVENUE/ NE 181 ST STREET
Applicant contact:	GREG WESTRAND HAGEDORN, INC.
Neighborhood association:	CEDARS NEIGHBORHOOD ASSOCIATION
Pre-application conference:	DATE: 12/2/04 TIME:10:00AM ROOM 313
Project name:	FAIRHAVEN ESTATES
Case number:	PAC2004-00260
Description:	DIVIDE 3.29 ACRES INTO 12 SINGLE FAMILY LOTS (2 ND PRE-APP) FORMERLY MISNER SUBDIVISION
Location:	14107 NE 99 TH STREET
Applicant contact:	JOE STURTEVANT STURTEVANT, GOLEMO & ASSOCIATES
Neighborhood association:	SIFTON NEIGHBORHOOD ASSOCIATION
Pre-application conference:	DATE: 12/2/04 TIME: 11:00AM ROOM 313

■ PROPOSALS FOR PUBLIC HEARING (Type III review)

Type III development applications require public notice and public hearings. The Community Development Department reviews each Type III proposal and prepares a staff report with recommendations to a land use hearings examiner. The examiner will conduct a public hearing to determine whether a proposal meets relevant codes and requirements. This process may include approval, approval with conditions, or denial. Type III decisions may be appealed to the Board of Clark County Commissioners. A decision by the Board of Clark County Commissioners may be appealed to the Clark County Superior Court.

The following projects are scheduled for public hearings. The public is invited to attend and provide testimony. Written comments may be sent to Community Development offices before the hearing date: Clark County Community Development, PO Box 5000, Vancouver WA 98666-5000; (360) 397-2375; comdev@clark.wa.gov.

Project name:. DAYBREAK MINING & HABITAT
 ENHANCEMENT
Case number: REZ98-011; CUP2004-00002; SPR98-034;
 SHL99-001; SHL2000-00009; HCG98-179;
 WTP98-038; SE98-098
Description: A REZONE OF APPROXIMATELY 100 ACRES OF
 AGRICULTURE 20 (AG-20) TO APPLY THE
 SURFACE MINING COMBINING DISTRICT (AG-
 20-S), AS WELL AS SITE PLAN, HABITAT,
 WETLAND AND SHORELINE APPROVAL FOR
 THE EXPANSION OF GRAVEL MINING ON
 APPROXIMATELY 178 ACRES OF THE
 APPROXIMATELY 292-ACRE SITE, INCLUDING
 RECLAMATION OF THE SITE.
Location: 27140 NE 61ST AVENUE, BATTLE GROUND, WA
Neighborhood association: DAYBREAK NEIGHBORHOOD ASSOCIATION
Planner contact: JOSH WARNER
Decision Issued: 11/4/04
Appeal Period Over: 11/18/04

Project name:. I-205 COMMERCE PARK SUBDIVISION
Case number: PLD2004-00007; SEP2004-00013; ARC2004-
 00006; WET2004-00008
Description: THE APPLICANT IS REQUESTING PRELIMINARY
 VAL TO SUBDIVIDE APPROXIMATELY 29 ACRES
 INTO 9 INDUSTRIAL LOTS IN THE ML ZONING
 DISTRICT.
Location: 6308 NE 88TH STREET
Neighborhood association: ANDRESEN/ST. JOHNS NA
Planner contact: MICHAEL UDUK
Hearing information: OCTOBER 14, 2004 – 1300 FRANKLIN – 7:00PM

Project name:. CAMELLIA SUBDIVISION
Case number: PLD2004-00048; SEP2004-00032;
 WET2004-00005; ARC2004-00032
Description: THE APPLICANT IS REQUESTING TO
 SUBDIVIDE AN APPROXIMATE 38-ACRE
 PARCEL INTO 29 SINGLE-FAMILY RESIDENTIAL
 UNITS. THE PROPERTY IS LOCATED IN THE
 RC-1 ZONE DISTRICT.
Location: 18108 NE 122ND STREET
Neighborhood association: MEADOW GLADE
Planner contact: JOSHUA WARNER
Hearing information: OCTOBER 28, 2004 – 1300 FRANKLIN – 7:00PM
Decision Issued: 11/5/04
Appeal Period Over: 11/19/04

■ **Project name:.** HAZEL DELL HEIGHTS SUBDIVISION
Case number: PLD2004-00049;SEP2004-00081; VAR2004-00007
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 3.51-ACRE PARCEL INTO 19 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R1-6 ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING A VARIANCE TO THE MINIMUM LOT WIDTH FOR LOT 1.
Location: NE 72ND STREET EAST OF NE 16TH AVENUE
Neighborhood association: NE HAZEL DELL NEIGHBORHOOD ASSOC.
Planner contact: DAN CARLSON
Hearing information: OCTOBER 7, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** PARKVIEW HEIGHTS SUBDIVISION
Case number: PLD2004-00045;SEP2004-00073; ARC2004-00030
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 4-ACRE PARCEL INTO 58 ATTACHED RESIDENTIAL TOWNHOMES IN THE R-43 ZONE DISTRICT.
Location: 1413 NE 88TH STREET
Neighborhood association: NE HAZEL DELL NEIGHBORHOOD ASSOCIATION
Planner contact: RICHARD DAVIAU
Hearing information: OCTOBER 7, 2004 – 1300 FRANKLIN – 7:00PM
Decision Issued: 11/10/04
Appeal Period Over: 11/24/04

■ **Project name:.** ORCHARDS ELEMENTARY SCHOOL
Case number: CUP2004-00006;PSR2004-00044; SEP2004-00121
Description: THE APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL TO BUILD A NEW 61,500 SQUARE FOOT ELEMENTARY SCHOOL BUILDING TO REPLACE THE EXISTING 38,000 SQUARE FOOT BUILDING, A FUTURE MODULAR FAMILY RESOURCE CENTER (APPROXIMATELY 4,000 SQUARE FEET) AND A FUTURE APPROXIMATE 4,000 SQUARE FOOT MODULAR CLASSROOM BUILDING. THE PROPERTY IS LOCATED IN THE R-18 ZONE DISTRICT.
Location: 7000 NE 117TH AVENUE
Neighborhood association: AREA NOT REPRESENTED
Planner contact: MICHAEL UDUK
Hearing information: OCTOBER 14, 2004 – 1300 FRANKLIN – 7:00PM

■ Project name:.	KRAMER SOUTH SUBDIVISION
Case number:	PLD2004-00068;SEP2004-00124; VAR2004-00017
Description:	THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 2.6-ACRE PARCEL INTO 15 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING A VARIANCE TO REDUCE THE GARAGE SETBACK FROM THE TEMPORARY TURN-AROUND FOR LOTS 11 AND 12.
Location:	4309 NE 92 ND STREET
Neighborhood association:	NE HAZEL DELL NEIGHBORHOOD ASSOC.
Planner contact:	DAN CARLSON
Hearing information:	NOVEMBER 4, 2004 – 1300 FRANKLIN – 7:00PM
Decision Issued:	11/17/04
Appeal Period Over:	12/1/04
■ Project name:.	KRENZEL REZONE
Case number:	CPZ2004-00004; SEP2004-00128
Description:	THE APPLICANT IS REQUESTING TO REZONE AN APPROXIMATE 36.5-ACRE PARCEL FROM ZONING DISTRICT R-10 TO R-5.
Location:	10505 NE 285 TH STREET
Neighborhood association:	AREA NOT REPRESENTED
Planner contact:	JOSH WARNER
Hearing information:	NOVEMBER 4, 2004 – 1300 FRANKLIN – 7:00PM
■ Project name:.	FALCON'S REST PUD SUBDIVISION
Case number:	PLD2004-00067;PUD2004-00003; SEP2004-00123;BLA2004-00043;EVR2004-00060; MZR2004-00138
Description:	THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 6.24-ACRE PARCEL INTO 73 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-18 AND R1-7.5 ZONE DISTRICTS. THE APPLICANT IS ALSO PROPOSING A PLANNED UNIT DEVELOPMENT.
Location:	CORNER OF NW 122 ND STREET AND NW 36 TH AVENUE
Neighborhood association:	FELIDA NEIGHBORHOOD ASSOCIATION
Planner contact:	MICHAEL UDUK
Hearing information:	NOVEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

LINTZ SUBDIVISION

PLD2004-00073; SEP2004-00132; WET004-00029

THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 6.24-ACRE PARCEL INTO 73 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-18 AND R1-7.5 ZONE DISTRICTS. THE APPLICANT IS ALSO PROPOSING A PLANNED UNIT DEVELOPMENT.

6418 NE 58TH STREET

ST. JOHNS/ ANDRESEN NEIGHBORHOOD ASSOCIATION

MICHAEL UDUK

NOVEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

C-DYMOND ESTATES SUBDIVISION

PLD2004-00069; SEP2004-00127; HAB2004-00172; SHL2004-00011; EVR2004-00064

THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 72.57-ACRE PARCEL INTO 12 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R-5 ZONING DISTRICT.

SOUTH OF SE 20TH STREET AT 328TH AVENUE

WASHOUGAL RIVER NEIGHBORHOOD ASSOCIATION

JOSH WARNER

DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

COLD CREEK INDUSTRIAL PARK

PLD2004-00082; SEP2004-00146; ARC2004-00070; EVR2004-00075

THE APPLICANT IS REQUESTING TO SUBDIVIDE 40.35 ACRES INTO 15 LOTS AND TO CONSTRUCT STREET, STORMWATER, AND UTILITY INFRASTRUCTURE IMPROVEMENTS, LOCATED IN THE LIGHT INDUSTRIAL (ML) ZONING DISTRICT,

WEST SIDE OF NE 40TH AVENUE SOUTH OF NE 68TH STREET.

ANDRESEN/ST JOHNS NEIGHBORHOOD ASSOCIATION

ALAN BOGUSLAWSKI

NOVEMBER 23, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

25th AVENUE TOWNHOMES SUBDIVISION

PLD2004-00078;EVR2004-00072;

VAR2004-00018;SEP2004-00142;

ARC2004-00065

APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 0.57-ACRE PARCEL INTO 8 SINGLE FAMILY ATTACHED TOWNHOME LOTS LOCATED IN THE R-18 ZONE DISTRICT. APPLICANT IS ALSO REQUESTING A TYPE I VARIANCE TO THE STREET SIDE YARD AND SIDE SETBACKS.

7900 & 7906 NE 25TH AVENUE

NE HAZEL DELL

NEIGHBORHOOD ASSOCIATION

RICHARD DAVIAU

NOVEMBER 23, 2004 – 1300 FRANKLIN –
7:00PM

■ **Project name:.**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

SHERWOOD HOLLOW WEST SUBDIVISION

PLD2004-00077; SEP2004-00138

THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 8.2-ACRE PARCEL INTO 41 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT.

2112 NE 104TH STREET

SHERWOOD HILLS NEIGHBORHOOD
ASSOCIATION

ALAN BOGUSLAWSKI

NOVEMBER 23, 2004 – 1300 FRANKLIN –
7:00PM

■ **Project name:.**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

THE WOODLANDS PUD SUBDIVISION

PLD2004-00081;SEP2004-00144;

PUD2004-00005

THE APPLICANT IS REQUESTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 7.33 ACRES INTO 33 SINGLE-FAMILY RESIDENTIAL LOTS UTILIZING THE PUD STANDARDS IN THE R1-10 ZONE DISTRICT.

9401 & 9503 NE 142ND AVENUE

SIFTON NEIGHBORHOOD ASSOCIATION

MICHAEL UDUK

DECEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:**

PARKVIEW ESTATES AT PLEASANT VALLEY SUBDIVISION

Case number:

PLD2004-00079;PUD2004-00004; SEP2004-00054; ARC2004-00024; EVR2004-00026; WET2004-00014

Description:

THE APPLICANT IS REQUESTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 7.61-ACRES INTO 27 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R1-10 ZONING DISTRICT.

Location:

12620 NE 50TH AVENUE

Neighborhood association:

PLEASANT HIGHLANDS NEIGHBORHOOD ASSOCIATION

Planner contact:

MICHAEL UDUK

Hearing information:

DECEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:**

ALFANO SUBDIVISION

Case number:

PLD2004-00076;SEP2004-00137; WET2004-00039

Description:

THE APPLICANT IS REQUESTING TO SUBDIVIDE SIX PARCELS TOTALING APPROXIMATELY 8.7 ACRES INTO 50 SINGLE-FAMILY RESIDENTIAL LOTS AND A WETLAND/STORMWATER TRACT, WITH THREE LOTS TO CONTAIN EXISTING DWELLINGS, IN THE R1-5 ZONING DISTRICT.

Location:

5202 NW 53RD COURT

Neighborhood association:

AREA NOT REPRESENTED

Planner contact:

ALAN BOGUSLAWSKI

Hearing information:

DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:**

ORCHARDS TOWER SITE PO-1617-A

Case number:

CUP2004-00004;PSR2004-00018; SEP2004-00059; EVR2004-00061

Description:

THE APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL TO CONSTRUCT A 120 FOOT TALL WIRELESS COMMUNICATION TOWER AND EQUIPMENT CABINETS WITHIN A FENCED AND LANDSCAPED 900 SQUARE FOOT AREA. THE PROPERTY IS APPROXIMATELY 10,700 SQUARE FEET AND IS LOCATED IN THE CL ZONE DISTRICT.

Location:

6018 NE 110TH AVENUE

Neighborhood association:

AREA NOT REPRESENTED

Planner contact:

TERRI BROOKS

Hearing information:

DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

NEILSEN SUBDIVISION

PLD2004-00074; SEP2004-00133;
WET2004-00030; HAB2004-00177;
EVR2004-00066

THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 13.7-ACRE PARCEL INTO 5 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE RC2.5 ZONE DISTRICT.

HEALY ROAD JUST EAST OF SR 503

AREA NOT REPRESENTED

TRAVIS GODDARD

DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ **Project name:.**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

BERGERON SUBDIVISION

PLD2004-00075; SEP2004-00134;
WET2004-00031; HAB2004-00178

THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 15-ACRE PARCEL INTO 6 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE RC2.5 ZONE DISTRICT. THERE ARE WETLANDS AND HABITAT ON THE PROPERTY.

HEALY ROAD JUST EAST OF SR 503

AREA NOT REPRESENTED

TRAVIS GODDARD

DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ **Project name:.**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

HAZEL DELL TOWNE CENTER

PST2004-00039

THE APPLICANT IS REQUESTING POST DECISION REVIEW APPROVAL FOR THE REPLACEMENT OF THE ORIGINALLY PERMITTED GROCERY STORE USE AND GAS STATION TENANTS WITH KOHL'S DEPARTMENT STORE. THE PROPERTY IS LOCATED IN THE CC ZONE DISTRICT AND IS APPROXIMATELY 10-ACRES.

507 NE 88TH STREET

NE HAZEL DELL NEIGHBORHOOD
ASSOCIATION

RICHARD DAVIAU

DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ **Project name.:**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

HARMONY LANE SUBDIVISION

PLD2004-00088; SEP2004-00154;

BLA2004-00055

THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 5.46-ACRE PARCEL INTO 23 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-7.5 ZONE DISTRICT.

9915 & 10009 NE COVINGTON ROAD

MAPLE TREE NEIGHBORHOOD ASSOCIATION

DAN CARLSON

DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ **Project name.:**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

58TH STREET COTTAGES PUD
SUBDIVISION

PLD2004-00084;PUD2004-00006;

SEP2004-00151;EVR2004-00077;

EVR2004-00078;MZR2004-00171;

ARC2004-00073

THE APPLICANT IS REQUESTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 7.9 ACRES INTO 68 LOTS USING THE PLANNED UNIT DEVELOPMENT (PUD) IN THE R-12 AND R-22 ZONE DISTRICTS.

5816 NE 58TH STREET

NO MAPPING; BUT A COURTESY NOTICE WAS MAILED TO: NEIGHBORHOOD ADVISORY COMMITTEE OF CLARK COUNTY

MICHAEL UDUK

DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ **Project name.:**

Case number:

Description:

162nd & WARD ROAD RETAIL

CUP2004-00007;PSR2004-00055; SEP2004-00149; MZR2004-00197; EVR2004-00076

THE APPLICANT IS REQUESTING CONDITIONAL USE, SITE PLAN AND PLANNING DIRECTOR REVIEW AND APPROVAL FOR THE CONSTRUCTION OF A RETAIL SHOPPING CENTER IN 2 PHASES. PHASE I WILL CONSIST OF A 40,570 SQUARE FOOT OF RETAIL SHOP, BRANCH BANK WITH DRIVE THROUGH WINDOW, A FUEL CENTER AND A DRUG STORE WITH A DRIVE THROUGH WINDOW. PHASE II WILL CONSIST OF A 66,453 SQUARE FOOT OF ANCHOR GROCERY STORE AND RETAIL SHOP. THE PROPERTY IS APPROXIMATELY 11.079

Location:

ACRES IN AREA AND IS ZONED COMMUNITY
COMMERCIAL (C-3).
SE CORNER OF NE 162ND AVENUE AND WARD
ROAD

Neighborhood association:

HERITAGE NEIGHBORHOOD ASSOCIATION
MICHAEL UDUK

Planner contact:

Hearing information:

DECEMBER 28, 2004 – 1300 FRANKLIN –
7:00PM

■ ***Project name .:***

ORCHARD HILL SUBDIVISION

Case number:

PLD2004-00085;MZR2004-00174;

SEP2004-00152; ARC2004-00075

Description:

THE APPLICANT IS REQUESTING TO SUBDIVIDE
AN APPROXIMATE 4.63-ACRE PARCEL INTO 54
SINGLE-FAMILY RESIDENTIAL LOTS LOCATED
IN THE R-22 ZONE DISTRICT.

Location:

7101 NE 56TH STREET

Neighborhood association:

AREA NOT REPRESENTED

Planner contact:

MICHAEL UDUK

Hearing information:

JANUARY 13, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name .:***

CORY'S PLACE TOWNHOME
SUBDIVISION

Case number:

PLD2004-00091;SEP2004-00159; EVR2004-
00084; VAR2004-00022

Description:

THE APPLICANT IS REQUESTING TO
SUBDIVIDE AN APPROXIMATE 1.91- ACRE
PARCEL INTO 29 TOWNHOUSE LOTS LOCATED
IN THE R-18 ZONE DISTRICT. THE APPLICATION
INCLUDES REQUESTS FOR VARIANCES TO THE
MINIMUM WIDTH AND SIDE SETBACK
REQUIREMENTS.

Location:

7005 NE 124TH AVENUE

Neighborhood association:

SIFTON NEIGHBORHOOD ASSOCIATION

Planner contact:

DAN CARLSON

Hearing information:

JANUARY 6, 2004 – 1300 FRANKLIN – 7:00PM

■ **ADMINISTRATIVE DECISIONS** (*Type II – includes public notice*)

Type II projects require public notice and county staff approval. They do not require public hearings. The Community Development Department determines whether Type II proposals meet relevant codes and requirements. This process may result in approval, approval with conditions, or denial. Type II decisions may be appealed first to a land use hearings examiner and later to the Board of Clark County Commissioners. Appeals of Board of Clark County Commissioners decisions may be made to Superior Court.

The following projects show administrative decision dates. Any appeals of these decisions must be filed within 14 calendar days of the decision date. The appeal may be filed at the Customer Service Counter on the first floor of the Clark County Public Service Center, 1300 Franklin Street, Vancouver. The appeal may also be mailed to: Clark County Community Development Department, Development Services Division, P.O. Box 9810, Vancouver, WA 98666-9810.

Project name: BINNS SITE PLAN
Case number: PSR2004-00039;SEP2004-00109; ARC2004-00014
Description: THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A 12,700 SQUARE FOOT INDUSTRIAL BUILDING FOR WELDING AND OTHER TENANT SPACE ON AN APPROXIMATE .9-ACRE PARCEL. THE PROPERTY IS LOCTED IN THE ML ZONE DISTRICT.
Location: 134TH STREET AND TENNY ROAD
Applicant contact: HARB ENGINEERING, INC.
GUS HARB
Neighborhood association: NORTH SALMON CREEK NEIGHBORHOOD ASSOCIATION
Planner contact: RICHARD DAVIAU
Comment period ends: 8/25/04

Project name: GREYHAWK PARK SHORT PLAT
Case number: PLD2004-00060;SEP2004-00112; EVR2004-00054; ARC2004-0052; WET2003-00014
Description: THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE 8-ACRE PARCEL INTO 2 LOTS LOCATED IN THE R1-10 ZONE DISTRICT.
Location: 12600 NE 50TH AVENUE
Applicant contact: VANCOUVER-CLARK PARKS DEPARTMENT
STEVE DUH
Neighborhood association: PLEASANT HIGHLANDS NEIGHBORHOOD ASSOCIATION
Planner contact: RICHARD DAVIAU
Comment period ends: 9/13/04

Project name: CLARK LIGHT INDUSTRIAL
Case number: PSR2004-00037;CRA2004-00004; SEP2004-00107; ARC2004-00049; VAR2004-00013
Description: THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF AN APPROXIMATE 2,500 SQUARE FOOT BUILDING ON AN APPROXIMATE .28-ACRE PARCEL LOCATED IN THE ML ZONE DISTRICT. THE

	APPLICANT IS ALSO REQUESTING A 25% VARIANCE TO THE REAR AND SIDE YARD SETBACKS.
<i>Location:</i>	NORTHWEST CORNER OF NE 4 TH PLAIN ROAD AND NE 134 TH AVENUE
<i>Applicant contact:</i>	LDC DESIGN GROUP BOB CARPENTER
<i>Neighborhood association:</i>	SIFTON NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	RICHARD DAVIAU
<i>Comment period ends:</i>	9/13/04
<i>Decision Issued:</i>	11/12/04
<i>Appeal Period Over:</i>	11/26/04
 <i>Project name:</i>	 WITTHAUER SHORT PLAT
<i>Case number:</i>	PLD2004-00065; SEP2004-00122; SHL2004-00009; PAC2004-00164
<i>Description:</i>	THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE 1.9-ACRE PARCEL INTO 2 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R-5 ZONE DISTRICT.
 <i>Location:</i>	 17508 NE LUCIA FALLS ROAD
<i>Applicant contact:</i>	PAULINE HICKMAN
<i>Neighborhood association:</i>	YACOLT MOUNTAIN NEIGHBORHOOD ASSOCIATION
 <i>Comment period ends:</i>	 9/16/04
<i>Decision Issued:</i>	11/3/04
<i>Appeal Period Over:</i>	11/17/04
  <i>Project name:</i>	 CLARK PUBLIC UTILITIES
	WELL STATION 13.1
<i>Case number:</i>	PSR2004-00049
<i>Description:</i>	THE APPLICANT IS REQUESTING TO CONSTRUCT A PUBLIC WATER SUPPLY WELL, WELL HOUSE AND WATER TREATMENT FACILITY WITHIN A 1-ACRE EASEMENT ON A 28.4-ACRE PARCEL LOCATED IN THE R1-6 ZONE DISTRICT.
 <i>Location:</i>	 EAST SIDE OF NW 31 ST AVENUE, APPROXIMATELY 200 FEET SOUTH OF NW 124 TH STREET.
<i>Applicant contact:</i>	CLARK PUBLIC UTILITIES RUSS KNUTSON, P.E.
<i>Neighborhood association:</i>	FELIDA NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	ALAN BOGUSLAWSKI
<i>Comment period ends:</i>	09/27/04
<i>Decision Issued:</i>	11/17/04
<i>Appeal Period Over:</i>	12/1/04

■ **Project name:** TAYLOR TRANSPORT SITE PLAN REVIEW
Case number: PSR2004-00031
Description: THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR EXPANSION OF A GRAVEL PARKING LOT ON AN APPROXIMATE 3.97-ACRE PARCEL LOCATED IN THE ML (LIGHT INDUSTRIAL) ZONING DISTRICT.
Location: 7117 NE 47TH AVENUE
Applicant contact: BARBIERI & ASSOCIATES, INC.
JOHN BARBIERI
Neighborhood association: ANDRESEN/ST. JOHNS NEIGHBORHOOD ASSOCIATION
Planner contact: JOSH WARNER
Comment period ends: 09/22/04

■ **Project name:** SALMON CREEK WASTE WATER MANAGEMENT SYSTEM SITE PLAN & SHORELINE REVIEW
Case number: PSR2004-00041; SEP2004-00118;
SHL2004-00006; CRA2004-00005;
HAB2004-00158
Description: THE APPLICANT IS REQUESTING SITE PLAN, SHORELINE, HABITAT AND CARA REVIEW FOR EXPANSION OF THE SEWAGE TREATMENT PLANT AND A NEW SEWER FORCE MAIN BETWEEN SALMON CREEK WASTEWATER PLANT AND KLINELINE PARK. THE PROJECT IS ON AN APPROXIMATE 23-ACRE PARCEL LOCATED IN THE R1-20 ZONE DISTRICT.
Location: 15100 NW MCCANN ROAD
Applicant contact: CH2M HILL
NICHOLE COULTER
Neighborhood association: FAIRGROUNDS NEIGHBORHOOD ASSOCIATION
Planner contact: TERRI BROOKS
Comment period ends: 9/14/04

■ **Project name:** KLINELINE PARK SITE PLAN & SHORELINE REVIEW
Case number: PSR2004-00042; SHL2004-00007;
HAB2004-00158; ARC2004-00055
Description: THE APPLICANT IS REQUESTING SITE PLAN, SHORELINE, HABITAT AND ARCHAEOLOGICAL REVIEW AND APPROVAL FOR A NEW PUMP STATION AND CARETAKER RESIDENCE. THE PROJECT IS IN SALMON CREEK PARK, AN

Location:
Applicant contact:

Neighborhood association:

Planner contact:
Comment period ends:

APPROXIMATE 63-ACRE PARCEL LOCATED IN
THE R1-6 ZONE DISTRICT.
1112 NE 117TH STREET
CH2M HILL
NICHOLE COULTER
FAIRGROUNDS NEIGHBORHOOD
ASSOCIATION
TERRI BROOKS
9/14/04

■ **Project name:**

Case number:

Description:

UNION PRAIRIE BUSINESS PARK
PSR2004-00054; SEP2004-00145;
MZR2004-00167

THE APPLICANT IS REQUESTING A BINDING
SITE PLAN REVIEW APPROVAL TO CREATE
THREE LOTS FOR THE PURPOSES OF
CONSTRUCTING THREE SEPARATE BUILDINGS
TOTALING 78,960 SQUARE FEET ON
APPROXIMATELY 7.02 ACRES ZONE LIGHT
INDUSTRIAL (ML). THE DEVELOPMENT, WHICH
INCLUDES A REQUEST FOR PUBLIC SEWER
WAIVER, WILL OCCUR IN 3 PHASES.

Location:

Applicant contact:

Neighborhood association:

Planner contact:
Comment period ends:

Decision Issued:

Appeal Period Over:

SOUTHEAST CORNER OF NE 117TH AVE (SP503)
AND NE 113TH ST
HARB ENGINEERING, INC.
GUS HARB, P.E.
GREATER BRUSH PRAIRIE NEIGHBORHOOD
ASSOCIATION
MICHAEL UDUK
10/8/04
11/16/04
11/30/04

■ **Project name:**

Case number:

Description:

DANIELS PLACE SHORT PLAT
PLD2004-00070

SHORT PLAT APPROVAL TO DIVIDE
APPROXIMATELY ONE ACRE INTO FOUR
SINGLE-FAMILY RESIDENTIAL LOTS LOCATED
IN THE R1-6 ZONE DISTRICT

Location:

Applicant contact:

Neighborhood association:

Planner contact:
Comment period ends:

5417 NE 40TH STREET
HARPER ENGINEERING
NORM HARKER
ROADS END FARM NEIGHBORHOOD
ASSOCIATION
RICHARD DAVIAU
10/8/04

■ **Project name:**

Case number:

HOCKINSON VILLAGE CENTER
PST2004-00037

Description:

THE APPLICANT IS REQUESTING POST DECISION REVIEW AND APPROVAL TO REVISE THE PROPOSED INTERNAL ROAD WHICH WAS ORIGINALLY PROPOSED AS A PUBLIC ROAD AND IS NOW PROPOSED TO BE A PRIVATE ROAD TO SERVE THE RURAL 1-ACRE LOTS. THE ROAD WILL ALSO MOVE FROM THE SOUTHERN EDGE OF THE LOTS TO AN INTERNAL LOCATION. THE PROPERTY IS LOCATED IN THE CR-2 AND RC-1 ZONE DISTRICTS.

Location:

16105 NE 182ND AVENUE

Applicant contact:

WALZ FAMILY LIMITED PARTNERSHIP
BILL WALZ

Neighborhood association:

CONCERNED CITIZENS OF HOCKINSON
NEIGHBORHOOD ASSOCIATION

Planner contact:

TERRI BROOKS

Comment period ends:

10/25/04

■ **Project name:**

CHRIS PRUITT TIER I INFILL SHORT PLAT

Case number:

PLD2004-00066; EVR2004-00058

Description:

THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE .56-ACRE PARCEL INTO 3 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R1-6 ZONE DISTRICT USING THE TIER I INFILL ORDINANCE.

Location:

3502 NE 41ST STREET

Applicant contact:

KELLY PRUITT

Neighborhood association:

TRUMAN NEIGHBORHOOD ASSOCIATION

Planner contact:

DAN CARLSON

Comment period ends:

11/2/04

■ **Project name:**

RHODEHOUSE SHORT PLAT

Case number:

PLD2004-00083

Description:

THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE .5 ACRE PARCEL INTO 3 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT.

Location:

2809 NE 172ND AVE

Applicant contact:

WILLIAM RAUCH, P.E.

Neighborhood association:

SOLARUS DEVELOPMENT
EVERGREEN EAST NEIGHBORHOOD
ASSOCIATION

Planner contact:

DAN CARLSON

Comment period ends:

11/2/04

■ **Project name:**

MOUNTAIN VIEW VETERINARY HOSPITAL
SITE PLAN REVIEW

Case number:

PSR2004-00045; VAR2004-00015

Description: THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A 2,736 SQUARE FOOT ONE STORY DETACHED ACCESSORY BUILDING ON AN APPROXIMATE 2.95-ACRE PARCEL LOCATED IN THE ML ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING AN ADMINISTRATIVE VARIANCE TO THE REAR YARD SETBACK.

Location: 13914 NE 16TH AVENUE

Applicant contact: ARCHITECTS ASSOCIATIVE, INC.
KATHY A. DIETRICH

Neighborhood association: NE NORTH SALMON CREEK NEIGHBORHOOD ASSOCIATION

Planner contact: RICHARD DAVIAU

Comment period ends: 11/2/04

■ ***Project name:*** ORCHARDS MARKET CENTER SIGN TYPE II VARIANCE

Case number: VAR2004-00019

Description: THE APPLICANT IS REQUESTING A 25% VARIANCE TO THE SIGN HEIGHT AND AREA STANDARDS FOR 4 REPLACEMENT SIGNS. THE PROPERTY IS APPROXIMATELY 25.45-ACRES LOCATED IN THE CL ZONE DISTRICT.

Location: 11505 NE 4TH PLAIN

Applicant contact: TUBE ART
DAN OSTERMAN

Neighborhood association: AREA NOT REPRESENTED

Planner contact: DAN CARLSON

Comment period ends: 11/10/04

■ ***Project name:*** SALMON CREEK COMMERCIAL SHORT PLAT

Case number: PST2004-00038; SEP2004-00156

Description: THE APPLICANT IS REQUESTING POST DECISION REVIEW OF A FOUR-LOT COMMERCIAL SHORT PLAT TO APPROVE ADDITIONAL VEHICLE TRIPS FOR THE SITE UNDER THE CONCURRENCY ORDINANCE.

Location: SOUTH SIDE OF NE 134TH STREET, NORTH SIDE OF NE 129TH STREET, WEST OF NE 27TH AVENUE.

Applicant contact: HOPPER DENNIS JELLISON, PLLC
STACEY SHIELDS, PROJECT PLANNER

Neighborhood association: FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

Planner contact: ALAN BOGUSLAWSKI

Comment period ends: 11/8/04

■ **Project name:** JACKSON SHORT PLAT
Case number: PLD2004-00080
Description: THE APPLICANT IS REQUESTING TO SHORT PLAT AN 4,699 SQUARE FOOT INTO TWO SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT. THERE IS AN EXISTING HOUSE ON THE PROPERTY.
Location: 8810 NE 25TH AVENUE
Applicant contact: DAN BARBIERI
Neighborhood association: NE HAZEL DELL NEIGHBORHOOD ASSOCIATION
Planner contact: RICHARD DAVIAU
Comment period ends: 11/11/04

■ **Project name:** ED WAITE SHORT PLAT
Case number: PLD2004-00087
Description: THE APPLICANT IS REQUESTING TO SHORT PLAT TWO SINGLE FAMILY RESIDENTIAL LOTS ON AN APPROXIMATE .61 ACRE PARCEL LOCATED IN THE R1-10 ZONE DISTRICT
Location: 3320 NW 124TH STREET
Applicant contact: MINISTER & GLAESER SURVEYING, INC.
Neighborhood association: NICOLLE SICILIA, PROJECT PLANNER
FAIRGROUNDS NEIGHBORHOOD ASSOCIATION
Planner contact: RICHARD DAVIAU
Comment period ends: 11/11/04

■ **Project name:** 99TH Street Infill Short Plat
Case number: PLD2004-00093; EVR2004-00085
Description: THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE .55 ACRE PARCEL INTO 4 SINGLE-FAMILY RESIDENTIAL LOTS USING THE TIER II PROVISIONS OF THE COUNTY'S INFILL ORDINANCE. THE PROPERTY IS LOCATED IN THE R1-6 ZONE DISTRICT.
Location: 6015 NE 99TH STREET
Applicant contact: STURTEVANT, GOLEMO & ASSOCIATES
Neighborhood association: ERIC GOLEMO
ANDRESEN/ ST. JOHNS NEIGHBORHOOD ASSOCIATION
Planner contact: DAN CARLSON
Comment period ends: 11/24/04

■ **ADMINISTRATIVE DECISIONS** (Type I review – routine staff review)

Type I applications involve minor changes. They do not require public notice or public hearings and may be handled “over the counter” as a matter of routine. Projects in that category are not

listed here. Type I decisions may be appealed first to a land use hearings examiner and later to the Board of Clark County Commissioners. Appeals of Board of Clark County Commissioners decisions may be made to Superior Court. For more information, contact our office at (360) 397-2375 ext. 4489.

■ APPEALS

Administrative decisions (Type I and Type II) may be appealed to a hearings examiner. If a project is appealed, the examiner will hold a public hearing to receive testimony on the appeal issues. The examiner's decision on the appeal may be appealed to the Board of Clark County Commissioners.

Type III decisions by a hearings examiner may be appealed to the Board of Clark County Commissioners. Appeals must be mailed or taken to the Board of Clark County Commissioners, Clark County Public Service Center, 1300 Franklin Street, Vancouver, WA 98660. The commissioners will consider appeals in public meetings. They will not receive testimony on the appeal. For more information, please refer to the *Appeal* handout on our Web site. It is located at www.clark.wa.gov/commdev/documents/devservices/handouts/22-appeal.pdf.

Decisions made by the Board of Clark County Commissioners may be appealed to the Clark County Superior Court. Appeals to the Clark County Superior Court must be sent to Clark County Clerk's Office, P.O. Box 5000, Vancouver, WA 98666-5000, (360) 397-2292.

■ ***Project name:***

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

R JONES 11-ACRE DEVELOPMENT

APL2004-00025

APPEALING THE DENIAL OF THE APPLICANT'S ROAD QUEST (EVR2004-00038) AND SITE PLAN REVIEW APPLICATION (PSR2004-00027) TO CONSTRUCT A 74,550 SQUARE FOOT WAREHOUSE DEVELOPMENT ON 11.28 ACRES IN THE LIGHT INDUSTRIAL (ML) ZONING DISTRICT.

4010 NE 65TH STREET. NORTH SIDE OF NE MINNEHAHA STREET, EAST OF 40TH AVENUE.

ANDRESEN/ST JOHNS NEIGHBORHOOD ASSN
ALAN BOGUSLAWSKI

DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name:***

Case number:

Description:

WINDMILL TERRACE PHASE 2
SUBDIVISION

PLD2003-00042;SEP2003-00078;

WET2003-00026;EVR2003-00046;

HAB2004-00147

THE APPLICANT IS REQUESTING TO
SUBDIVIDE AN APPROXIMATE 2 ACRE PARCEL

Location:
Neighborhood association:

INTO 26 SINGLE-FAMILY ATTACHED LOTS IN
THE R-18 ZONE DISTRICT UTILIZING THE
TOWNHOUSE DEVELOPMENT STANDARDS.
602 NE 139TH STREET
NORTH SALMON CREEK NEIGHBORHOOD
ASSOCIATION
DAN CARLSON
NOVEMBER 30, 2004 – 1300 FRANKLIN –
10:00AM

Planner contact:
Hearing information:

■ **Project name.:**

Case number:

Description:

HEERMANN CARPORT APPEAL
APL2004-00026 (RES2004-00077)
APPEAL OF INTERPRETATION OF SETBACK
REDUCTIONS FOR FR-40 ZONE TO INCLUDE
FRONT YARD SETBACK
22398 NE STEELHEAD LANE
AREA NOT REPRESENTED
TERRI BROOKS
JANUARY 13, 2004 – 1300 FRANKLIN – 7:00PM

Location:
Neighborhood association:
Planner contact:
Hearing information:

■ **Project name.:**

Case number:

Description:

WARK DEVELOPMENT SUBDIVISION
APL2004-00030
THE APPLICANT IS REQUESTING TO SUBDIVIDE
AN APPROXIMATE 4.71-ACRE PARCEL INTO 16
SINGLE-FAMILY RESIDENTIAL LOTS LOCATED
IN THE R1-10 ZONE DISTRICT. THE APPLICANT
IS ALSO REQUESTING AN ADMINISTRATIVE
VARIANCE TO THE LOT WIDTH.
17216 NE 29TH AVENUE
FAIRGROUNDSNEIGHBORHOOD ASSOC.
RICHARD DAVIAU
JANUARY 18, 2004 – 1300 FRANKLIN – 10:00 AM

Location:
Neighborhood association:
Planner contact:
Hearing information:

■ **GLOSSARY OF CASE TYPE CODES**

APL appeals • **ARC** archaeological • **CAR** critical aquifer recharge area • **CPZ** zone change •
CUP conditional use permit • **CVT** convent release • **FOR** forest practices • **GEO** geological
hazards • **GOR** Columbia River scenic area • **HAB** habitat • **HOC** home occupation • **MZR**
planning director reviews • **PUD** planned unit development • **PLD** subdivision • **PSR** site plan
review • **PST** post decision review • **SEP** SEPA • **SHL** shoreline • **VAR** variance • **WET** wetland.